



37 Princess Royal Close

Lymington, SO41 9NY

SPENCERS
COASTAL





An impressive and very well proportioned double fronted detached house in a highly convenient location close to both Waitrose and Lymington High Street.

The Property

The front door opens to a wide hallway with a downstairs wc and stairs rising to the first floor. Glazed double doors open to a very well proportioned sitting room at the front of the house. The hall continues to a very spacious kitchen which has very recently been updated to include new units, work surfaces and appliances. There are also French windows opening onto the garden. Off the kitchen is a delightful dining room with double doors onto a spacious conservatory overlooking the garden with doors out onto the paved terrace. Also off the kitchen is a recently re-fitted utility room with space for both washing machine and tumble dryer with a work surface and sink as well as a back door to the side access to the house.

Upstairs a central landing provides access to four bedrooms. The master bedroom is particularly impressive with built in wardrobes and ample space for both bed and dressing area. The master bedroom also has an en suite

£765,000



FLOOR PLAN

Ground Floor

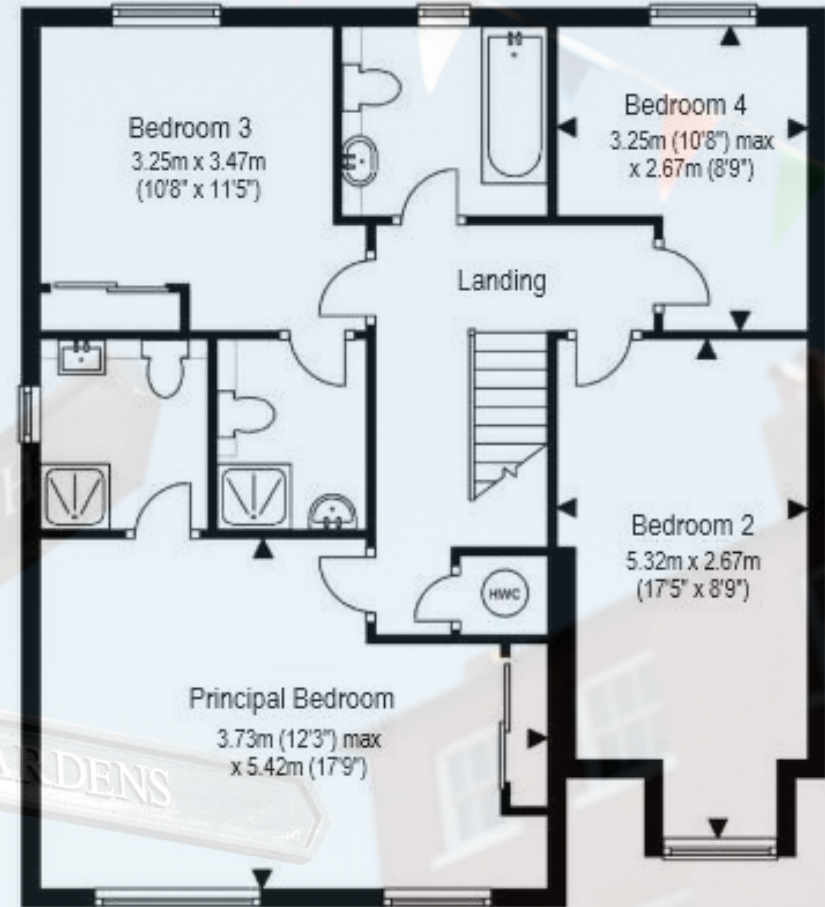
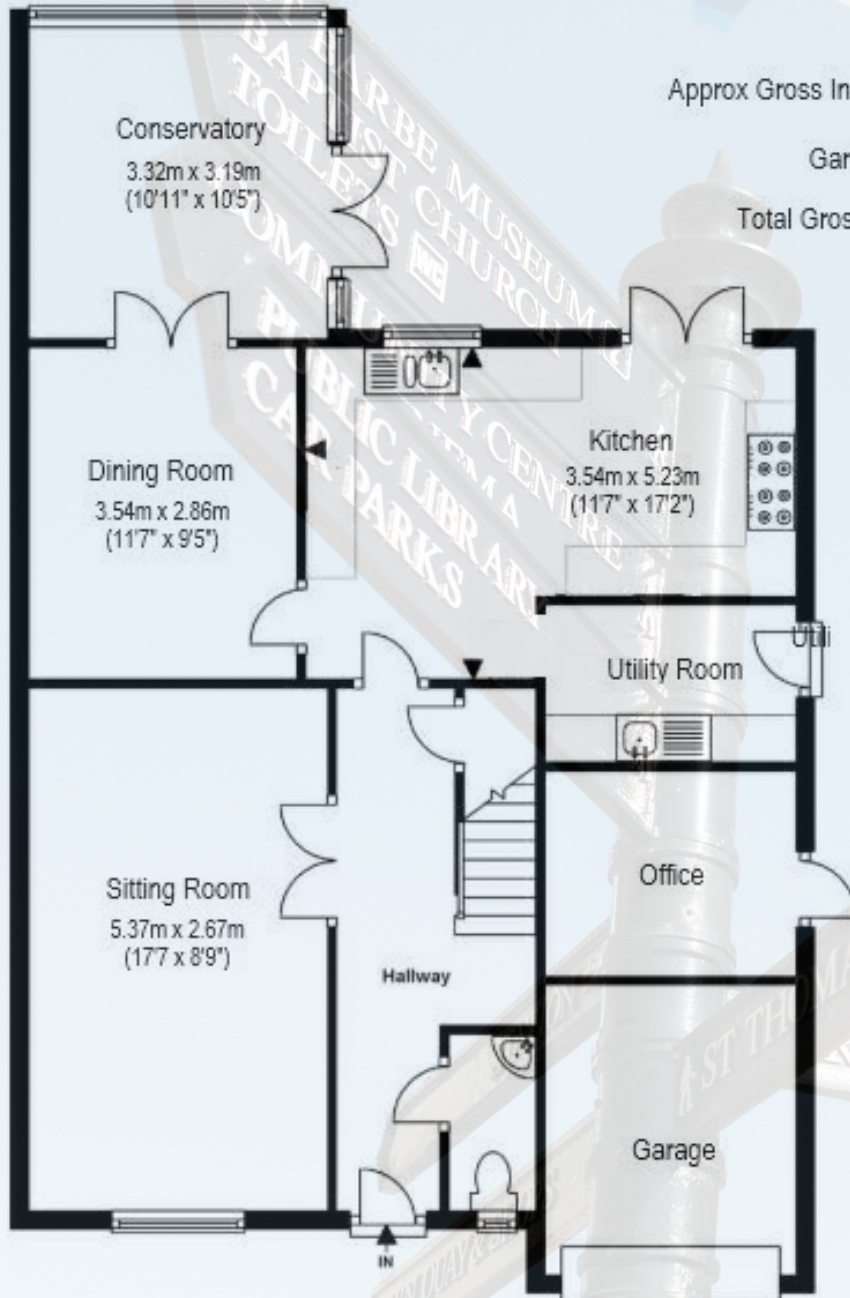


Approx Gross Internal Area: 145.5 sqm / 1559.5 sqft

Garage: 15 sqm / 175.4 sqft

Total Gross Area: 160.5 sqm / 1734.4 sqft

First Floor





There is ample parking in front of the house which has beautifully presented interiors and a level rear garden.

The Property continued . . .

shower room. The guest bedroom overlooks the garden and has built in wardrobes as well as an en suite shower room. There are two further bedrooms, one of which has built in storage, and a family bathroom with bath, basin and wc.





Grounds & Gardens

In front of the house is a wide driveway which can accommodate three cars parked off the road. There is an integral garage with an up and over door which has been divided to create an office, with its own door from the garden, to the rear. The main garden lies to the rear of the house with a paved terrace accessible from both the kitchen and conservatory. Beyond the terrace lies a level area of lawn with flower beds at the boundaries. There is a secure side access to the garden.

Directions

From our office on Lymington High Street, head west past the church up to the one way system and follow signs for Brockenhurst, passing Waitrose on your left. Continue on to Southampton Road and after passing the traffic lights take the second turning on the left into Kings Road. After about 100 yards take the turning on the left into Princess Royal Close. Follow the road round to the right and the house will be found almost immediately on the right hand side.

Situation

Built approximately 12 years ago, this well arranged small development is ideally positioned with both Waitrose and Lymington High Street, with its range of boutique shops, restaurants and cafes just a short walk away. Lymington railway station provides links to London Waterloo via Brockenhurst. The wide open spaces of the New Forest lie just to the north while this beautiful stretch of coastline can be readily enjoyed from the sea wall coastal path on foot or one can take to the water from any of the numerous marinas and sailing clubs that call the town home.



The town offers an excellent range of schooling, both state and private, catering for all ages.

Services

Energy Efficiency Rating: C Current: 79 Potential: 88
 Council Tax Band: F
 All mains services are connected

Points of interest

Waitrose	0.6 miles
Priestlands Secondary School	1.1 miles
Walhampton (Private School)	1.5 miles
Brockenhurst Train Station	4.4 miles
Brockenhurst Tertiary College	4.7 miles

Important Information

Spencers of Lymington would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



LYMINGTON QUAY

For more information or to arrange a viewing please contact us:

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